

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 8, 2012 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**
Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;
Operating Expenses about x+% below budget thru end of last month
Res. Expenditures for last month:
Landscape recommendations & proposals:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

1. Pool fence – by Premier Fence, scheduled to start 11/7/12
2. Exercise Room equipment & cleaning of floor
3. Cleaning service – scope of work/specifications
4. List of dry rot repair for Sea View: prepping for paint - continuous
5. Pagoda lights (261+);
6. Sauna Rm, door, heater
7. Exterior Painting by Affordable \$240,240; paid YTD \$24,924; starting on 7606
8. Walkway repair
9. Rodent bait box program ending 12/31/12; \$250/month
10. Distribution of violation notices / Fine Policy

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

1. Draft of proposed budget
2. Gym treadmill – Lisa
3. Refurbish entrance directory
4. Annual Meeting January 10, 2013, at 6PM, at Goleta Valley Com Center
5. Recording liens
6. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 5
- Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 12/13/12 @ 6PM at 7610 Hollister, Meeting Rm)

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